

Local Area Priorities (LAPS)

Introduction

The Housing Executive has historically maintained the external fabric of its dwellings through External Cyclical Maintenance (ECM) schemes.

ECMs were first introduced towards the end of the 1980s, and were initially completed on a 5 year cycle to provide planned maintenance to the external fabric of dwellings.

As other planned maintenance schemes took precedence and the quality of the components and painting required for ECM schemes improved, the cycle of ECM schemes increased to 7 years.

In recent years the 7 year cycle has become unsustainable due to budget limitations. This has resulted in limited planned maintenance resources being allocated to kitchens and heating.

Proposed Changes from ECMs to LAPS

In the current economic climate, it is unlikely that funding will be available in the short term to address the work content previously undertaken in the ECM scheme. A fundamental change is required to recognise this position, therefore the Housing Executive is moving away from ECM schemes to Local Area Priorities.

Local Area Priorities

From 2011, the upgrading of external elements to dwellings will be decided at a local level. Priorities will be given according to need within a locality.

District staff will gather information relating to external elements on an estate by estate basis. The information gathered will consider the condition of:

- Windows
- External Doors
- Fascia
- Eaves
- External Painting
- Environmental works

Districts will consider the views of tenants and local communities when completing surveys of local areas in order to obtain both local and organisational information relating to the condition of the stock. Other methods of obtaining tenants views include the outcome of Estate Inspections, Community Group, DHCN meetings and analysis of complaints received about the condition of local estates.

District Managers will provide a central role in determining local priorities within individual estates and according to the type of work required (e.g., window replacement). The priorities are agreed at District/Area level and are used to develop the planned maintenance programme.

The Housing Executive's budget for Local Area Priorities will be allocated across each Area. The Area Manager will have the ultimate responsibility of deciding between priorities when funding does not match identified need.